

SENATE BILL 1576

By Crowe

AN ACT to amend Tennessee Code Annotated, Title 66,  
Chapter 7, relative to the termination of tenancy in  
the event of foreclosure or other sale.

WHEREAS, tenants in single family or multifamily rental housing units are affected by  
the current housing crisis when the housing units in which they reside are sold; and

WHEREAS, in the event of such sale, through no fault of their own, such tenants may be  
required to vacate their housing units with insufficient time to obtain subsequent safe, sound  
and affordable housing; and

WHEREAS, the General Assembly wishes to provide for a longer notice period to allow  
such tenants, particularly low income tenants who participate in the Section 8 Housing Choice  
Voucher Program; now, therefore,

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 66, Chapter 7, Part 1, is amended by  
adding the following language as a new section:

Section 66-7-111.

(a) Any person or entity that acquires a residential property shall provide thirty  
(30) days' written notice prior to terminating the tenancy of a residential tenant who  
occupies the residential property at the time of the sale.

(b) This section shall not apply if, at the time of the sale, the residential tenant is  
otherwise in default under their lease agreement.

(c) This section shall apply to all residential rental property including, without  
limitation, residential rental properties located in any county governed by the Uniform  
Residential Landlord and Tenant Act, compiled in title 66, chapter 28.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.